

030188

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 682

2864-289

KNOW ALL MEN BY THESE PRESENTS THAT

JULIA A. KEEDY

of Strong Street, Amherst, Hampshire

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$90,000.00

grant to PATRICIA K. NICHOLS of Saratoga Road, Schuylerville, New York,
VINCENT W. KEEDY, JR. of 17 Winburne, New Castle, Delaware, and
THOMAS V. KEEDY
of P. O. Box 155, Haifa, Israel with quitclaim covenants

the land is:

[Description and encumbrances, if any]

The land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

TRACT I: That certain tract or parcel of land located on the Southerly side of Strong Street, being the highway leading to Wildwood Cemetery in said Amherst, County of Hampshire, Massachusetts, and bounded and described as follows:

Beginning at an iron pin in the Southerly line of said Strong Street at the Northwesterly corner of the tract hereby conveyed, it being the Northeasterly corner of land now or formerly of Frank P. Toole; thence running South 10° 16' West along land of said Toole one hundred and twenty-one and five tenths (121.5) feet more or less to an iron pin at the Northeast corner of land now or formerly of Charles H. Mallory and at the Northwest corner of land now or formerly of Charles H. Mallory et ux; thence running South 77° 6' East along said land of Charles H. Mallory et ux, one hundred and twenty-two (122) feet, more or less, to an iron pin at a corner; thence running South 11° 25' West along said land of Charles H. Mallory et ux one hundred and twenty-four (124) feet, more or less, to an iron pin at the Southeast corner of said land of Charles H. Mallory et ux and at land now or formerly of one Courtney; thence running South 74° 5' East along land of said Courtney one hundred forty-four (144) feet, more or less, to an iron pin at the Southeast corner of the tract hereby conveyed and at land formerly of one Clark; thence running North 9° 8' East along land of said Clark and along land formerly of one Skillings, and now of one Keedy two hundred and ninety-three (293) feet, more or less, to a stone bound on the Southerly side of Strong Street; thence running North 85° 22' West along said Street two hundred sixty (260) feet, more or less, to the iron pin at the point of beginning.

The above described premises are the same shown on a plan entitled "Property of Charles H. Mallory" surveyed in March 1943 by Geo. A. Marston, C. E., which plan is recorded in Hampshire Deeds, and to which reference is expressly made for a more particular description of the premises.

This conveyance is made subject to any and all rights of way, privileges and easements now held by Turners Falls Power and Electric Company or by any other utility company.

Being all the same premises described in deed of Nellie A. Plichta to Vincent W. Keedy and Julia A. Keedy dated April 21, 1947, recorded with said Registry, Book 1016, Page 490. My title is as surviving joint owner.

TRACT II: The land in said Amherst, lying easterly from East Pleasant Street, bounded and described as follows, viz:

Commencing at the northwesterly corner thereof at an iron pipe one hundred seventy (170) feet easterly from an iron stake in the easterly line of East Pleasant Street, and in the southerly line of the land now or formerly of the heirs of Charles Mallory; thence running from said pipe by said Mallory land and land now or formerly of William Keedy to an iron stake which stands S. 59° 7' E. two hundred forty and two tenths (240.2) feet from the point of beginning; thence S. 23° 51' W. by land now or formerly of the heirs of Agnes Hawthorne one hundred thirty-seven and two tenths (137.2) feet to an iron stake; thence westerly by said Hawthorne land two hundred forty-one and two tenths (241.2) feet to an iron pipe; thence N. 24° 52' E. by land now or formerly of Felix E. and Julia H.

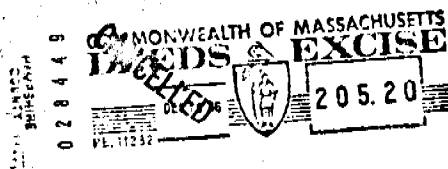
(*Individual — Joint Tenants — Tenants in Common.)

Property Location: Strong Street, Amherst, Mass.

2864-290

Peterson one hundred seventy and six tenths (170.6) feet to the point of beginning; containing four-fifths (4/5) of an acre, more or less.

Being all the same premises described in deed of Felix E. Peterson and Julia H. Peterson to Vincent W. Keedy and Julia A. Keedy dated March 20, 1951, recorded with said Registry at Book 1089, Page 322. My title is as surviving joint owner.



Witness hand and seal this 8th day of December 1986

Vincent W. Keedy

Julia A. Keedy
Julia A. Keedy

The Commonwealth of Massachusetts

Hampshire, ss.

December 8, 1986

Then personally appeared the above named

Julia A. Keedy

and acknowledged the foregoing instrument to be

her

free act and deed, before me

Vincent W. Keedy
Notary Public - 39180000000000000000

My commission expires February 18, 1988

RECEIVED-RECORDED
DEC 10 9 54 AM '86
HAMP. COUNTY
REGISTRY DEEDS

Date Dec 10 1986 at 9 o'clock and 54 minutes A.M. Rec'd. ent'd and exam'd

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1980

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or